COMMERCIAL REAL ESTATE SERVICES AND INVESTMENTS





KEY FEATURES

- ±8,592 SF
- High Visibility with Frontage on Connecticut Ave NW
- 16 Dedicated Parking Spots
- AADT 40,000 Connecticut Avenue NW
- ~150' from the Cleveland Park Metro Station
- Master Lease Expires 4/30/39

RETAIL

SUBLEASE | \$29.00 PSF

DARK WALGREENS -CONNECTICUT AVENUE

3524 Connecticut Avenue, NW

Washington DC, 20008

Excellent opportunity to sublease a former Walgreens location in the Cleveland Park area of Washington, DC. This property has great visibility on Connecticut Ave, a strong retail corridor of northwest DC. This location includes 16 dedicated parking spots, rare for this area.

LEARN MORE ABOUT THIS PROPERTY

STEVE VALLOS

Steve@CommercialRealtyNC.com 336.793.0890, ext 105



DARK WALGREENS - CONNECTICUT AVENUE

LOCATION

Address	3524 Connecticut Avenue, NW						
City	Washington	State	DC	Zip	20008		
PROPERTY DETAILS							
Property Type	Retail	Avail SF ±	8,592	Parking ±	16		
Year Built ±	1925	Year Renovated	2007				
PRICING & TERMS							
Lease Rt/SF	\$29.00						

DEMOGRAPHICS						
	1 Mile	3 Mile	5 Mile			
Population	30,430	354,443	776,881			
Households	16,731	165,124	358,881			
Average Household Income	\$163,335	\$151,609	\$147,237			

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SUBLEASE | \$29.00 PSI

RETAIL





LOCATION FEATURES

- Great frontage and visibility on Connecticut Avenue (40,000 AADT)
- Located less than a block from Cleveland Park Metro Station

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